

Motion: Continued indefinitely with the following comments: 1) Elimination of the fourth floor as well as the applicant's willingness to work with the Commission is greatly appreciated. 2) Lower and push back the ridgeline/plate at the top of the third floor. 3) The Commission likes the Moorish detailing, but it must be simplified and more authentic. 4) Look to the Adamson House in Malibu for Moorish detailing. 5) A model may be helpful with respect to massing. 6) Pay attention to the large, massive building south of the project; do not emulate it. 7) Look to the Inn of the Spanish Garden for inspiration for massing. 8) Reduce the floor-to-floor heights, especially the garage level, to lower the overall height of the building. 9) Project should strive to be a great example for the block. 10) Restudy the two-story mirador.

Action: Pujo/Hsu, 8/0/0.

CONCEPT REVIEW – NEW: PUBLIC HEARING

7. 210 W CARRILLO ST

C-2 Zone

(3:51) Assessor's Parcel Number: 039-271-025
Application Number: MST2005-00772
Owner: Old Town Mall
Owner: Steve Delson
Architect: Conceptual Motion

(Proposal for demolition of the existing Radio Square shopping center which consists of approximately 18,000 s.f. of commercial square footage and the construction of a new four-story, mixed-use development. The proposed project will be comprised of 14,604 square feet of commercial space, 57,989 square feet of residential space, 6,674 square feet of commercial live/work space, 555 square feet of residential accessory space, and two levels of underground parking. There will be a total of 55 residential condominium units. A modification is requested for residential density on this 1.2 acre lot located in El Pueblo Viejo Landmark District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, DEVELOPMENT PLAN APPROVAL FINDINGS, AND A MODIFICATION TO ALLOW BONUS DENSITY UNITS.)

Present: Steve Yates, President of Conceptual Motion Company
Gerhard Mayer, Architect from Conceptual Motion Company
Steve Delson and Ian Brown, Owners
Katie O'Reilly Rogers, Landscape Architect

Public comment opened at 4:10.

Mr. Kellam De Forest commented that the proposed project is too big for the lot size.

The following letters were read into the record by Chair Suding:

- 1) Jeffrey Paley, resident, expressed support for the project.
- 2) Robert Adams and Nancy Caponi, neighbors, showed numerous concerns relating to the proposed project including the impact that a large quantity of units would have on traffic, adequate open space available for the occupants, parking in the surrounding neighborhoods, and the massing of a four-story structure in the El Pueblo Viejo District.

Public comment closed.

The Commission, either individually or collectively, had the following comments and/or suggestions:

- 1) The applicant's distinct presentation, great drawings, and images are greatly appreciated.
- 2) The size, bulk, and scale are of great concern; too much development is proposed on the site.
- 3) The paseos and affordable housing are greatly appreciated.
- 4) Four stories is not characteristic of Santa Barbara.
- 5) Draw inspiration from a village rather than from an urban center when considering size, bulk, and scale.
- 6) Street noise at the busy intersection is of concern.
- 7) Consider fewer paseos in favor of a larger central open space.
- 8) Study moving the taller elements away from the street.
- 9) Restudy the "ADA effect".

FINAL REVIEW

8. 121 W DE LA GUERRA ST

C-2 Zone

(4:40) Assessor's Parcel Number: 037-082-002
Application Number: MST2004-00774
Owner: The Rametto Company
Applicant: Thomas Luria
Architect: Brian Cearnal

(Proposal to demolish an existing 1,200 square foot office building and 65 car parking lot and construct 14 residential condominium units (three of which are affordable), a new 3,310 square foot office building and parking for 44 cars, all on a 22,500 square foot parcel in El Pueblo Viejo Landmark District.)

(Final Approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 052-05.)

Present: Brian Cearnal and Joe Andrulaitis, Architects

Motion: Final approval of the project and details to return in two weeks to the Consent Calendar with the following comments: 1) Applicant is to return with an irrigation plan. 2) Return with lighting addressing the fluorescent fixture requirement and garage lighting for Commissioner Hausz to review. 3) Cover the exposed flashing shown on details 16 and 17 on Sheet A503. 4) The Commission recommends that the project also be reviewed and approved by the Architectural Board of Review.

Action: La Voie/Boucher, 8/0/0.